172.0	0003	0020.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	848,000 / 848,000
					USE VALUE:	848,000 / 848,000
					ASSESSED:	848,000 / 848,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		PERTH RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DHAKAL PUSPA
Owner 2:	KHATIWADA ISHWAR
Owner 3:	
Street 1:	22 PERTH RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	RADOCHIA WILLIAM A & ANN M -
Owner 2:	-
Street 1:	22 PERTH RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .157 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1961, having primarily Vinyl Exterior and 2352 Square Feet, with 1 Unit, 3 Baths, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6827.000	410,600		437,400	848,000
Total Card	0.157	410,600		437,400	848,000
Total Parcel	0.157	410,600		437,400	848,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 360.54 /Parcel: 360.54

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 113914

GIS Ref

GIS Ref

Insp Date 09/14/18

Parcel ID 172.0-0003-0020.0

!13309!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	410,600	0	6,827.	437,400	848,000		Year end	12/23/2021
2021	101	FV	397,900	0	6,827.	437,400	835,300		Year End Roll	12/10/2020
2020	101	FV	397,900	0	6,827.	437,400	835,300	835,300	Year End Roll	12/18/2019
2019	101	FV	314,200	0	6,827.	431,100	745,300	745,300	Year End Roll	1/3/2019
2018	101	FV	183,000	3400	6,827.	331,100	517,500	517,500	Year End Roll	12/20/2017
2017	101	FV	183,000	3400	6,827.	312,400	498,800	498,800	Year End Roll	1/3/2017
2016	101	FV	183,000	3400	6,827.	287,400	473,800	473,800	Year End	1/4/2016
2015	101	FV	171,600	3500	6,827.	268,700	443,800	443,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	16:43:05

LAST REV

Date	Time
09/25/18	09:46:09
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13309

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RADOCHIA WILLIA	56928-184		5/31/2011		420,000	No	No		
	10065-101		6/26/1962			No	No		N

USER DEFINED

Prior Id # 1:	113914
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/25/2018	484	Dormers	32,770	C				
12/19/2017	1661	Heat App	10,000	C				
5/18/2017	581	Addition	205,500	O				
6/16/2014	662	New Wind	1,000					
7/5/2011	654	Porch	400					FRONT PORCH REPAIR
3/20/2008	263	Re-Roof	4,500			G9	GR FY09	

ACTIVITY INFORMATION

Date	Result	By	Name
9/14/2018	Inspected	CC	Chris C
6/21/2018	MEAS&NOTICE	BS	Barbara S
6/26/2014	External Ins	PC	PHIL C
7/2/2012	External Ins	BR	B Rossignol
10/21/2008	Meas/Inspect	189	PATRIOT
3/30/2001	Inspected	201	PATRIOT
11/8/2000	Hearing Chag	264	PATRIOT
12/21/1999	Mailer Sent		
12/10/1999	Measured	256	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6827		Sq. Ft.	Site		0	70.	0.92	6									437,365						437,400	

Total AC/HA:	0.15673	Total SF/SM:	6827	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	437,365	Spl Credit		Total:	437,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	2	Rating:	Average
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.09642851
Const Adj.:	0.99989998
Adj $ / SQ:	120.595
Other Features:	150000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	504366
Depreciation:	93812
Depreciated Total:	410554

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	9		BRs:	4		Baths:	1		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

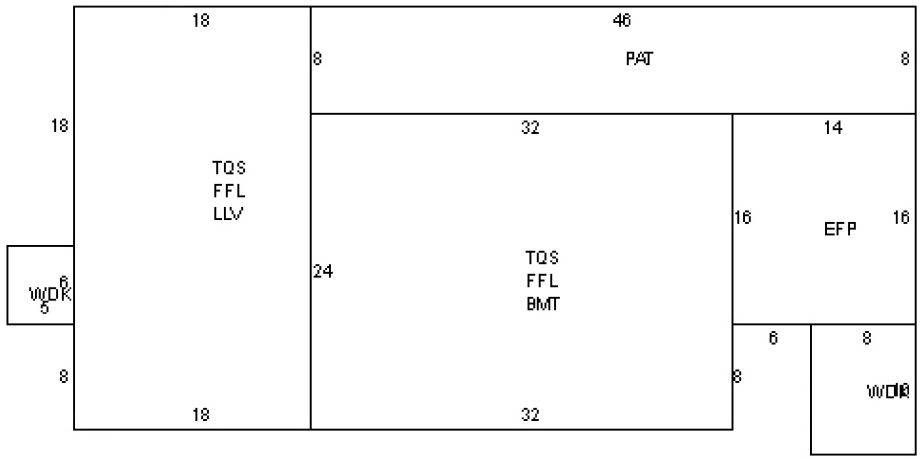
No Unit	RMS	BRS	FL
1	9	4	M
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	120.60
Special Features:	0	Val/Su Net:	93.36
Final Total:	410600	Val/Su SzAd	174.57

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,344	120.600	162,080
TQS	3/4 Story	1,008	120.600	121,560
BMT	Basement	768	36.180	27,785
LLV	Lower Level	576	54.270	31,258
PAT	Patio	368	3.270	1,203
EFP	Enclos Porch	224	39.380	8,820
WDK	Deck	110	15.090	1,660
	Net Sketched Area:	4,398	Total:	354,366
Size Ad	2352	Gross Area	4734	FinArea 2352

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

172.0-0003-0020.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc